



DiPrete Engineering

November 3, 2022

Jason Pezzullo, Planning Director
Cranston City Hall
869 Park Avenue
Cranston, Rhode Island 02910

**RE: Natick Avenue Solar Development
Cranston, Rhode Island**

Dear Mr. Pezzullo:

On behalf of the applicant, Natick Solar, LLC, we respectfully submit this project narrative with our Master Plan Resubmission per the City of Cranston Subdivision Regulations. The site is located west of Natick Avenue and has an existing drive that provides access to the property. The owner of the property is Ronald Rossi (Assessor's Plat 22-3 Lots 108 and 119). The site has a total area of approximately 64 Acres and is zoned A-80.

This project received Master Plan approval from the Planning Commission on February 5, 2019. The applicant received a RIDEM Preliminary Determination Approval in December 2019. This project is grandfathered under existing ordinances and regulations in effect at the time of the vesting of the application. Since then, the City Council has revised Cranston's solar ordinances and major solar projects are not permitted as a matter of right in A-80 zones like the subject property. In January, 2020 the City Council adopted new solar performance standards for solar projects in the city. Ordinance Number 2020-2 and its requirements are not applicable to this preliminary application.

The proposed development is for an 8.1 megawatt DC solar farm that meets the Solar Power Performance Standards as set forth in the City of Cranston Zoning regulations Section 17.24.020 in effect at the time of the Master Plan approval. The solar farm will utilize approximately 23.3 acres of upland areas and clearing of natural vegetation will be limited to what is necessary for the construction and operation of the solar power facility. The proposed grading has been minimized to the maximum extent practical for the installation of the solar system. The areas to be graded include the areas of steep slopes and the areas where drainage and access roadways are to be installed. The areas of development will be located outside all the jurisdictional wetland areas including the buffer areas. An existing gas line easement runs along the southern boundary of the site and the applicant is not proposing any solar development within this area. The applicant worked with the Tennessee Gas Pipeline to (TGP) to ensure that the project will be consistent with the terms and conditions of the easement. The applicant has also met with the representatives of the Tennessee Gas Pipeline on site to go over the proposed development. Notes have been added to the plans based on the meeting with Tennessee Gas and

additional coordination including a pre-construction meeting will be required prior to any construction on site.

The landscape architect has prepared a landscape plan which addresses all the buffering concerns of the surrounding area and this plan has been reviewed with the advisory committee formed in accordance with the original Master Plan approval. The landscape plan was also reviewed and approved by the Conservation Commission. The interconnection for the project will require improvements to utility infrastructure along Natick Avenue and Wilbur Avenue with a small upgrade near the intersection of Phenix Ave and Olney Arnold Road. A RIDEM Wetlands Preliminary Determination permit has been received from RIDEM and the design meets the requirements as set forth in the RI Stormwater Design and Installation Standards Manual. The RIDEM permit required a soil erosion and sediment control plan (SESC) for during construction and a operation and maintenance manual for post construction. The SESC plan ensures that weekly site inspections are completed for any erosion on site and it must be repaired/maintained and recorded in the inspection forms. The operation and maintenance manual outlines all the required long-term maintenance of the storm water controls on site. The applicant is also required to notify RIDEM when the start of construction is occurring and must close out the application with RIDEM by sending a letter from a Professional Engineer that the site has been built in compliance with the plan.

Access to the proposed development will be from the existing driveway located off of Natick Avenue. The applicant is proposing a gravel roadway to provide safe access for construction, maintenance, and fire/emergency safety vehicles. The development area will be enclosed by a security fence and signage will only be located on this fence. There is no signage proposed along Natick Avenue. There will be a gated entrance which will be locked, and the Cranston Fire Department will be provided a key to access the site. The lighting of the site will be limited for safety and operation requirements only. The proposed solar farm will not require any maintenance from the City of Cranston and will be privately maintained.

In summary, the development has received Master Plan Approval, RIDEM Approval, Conservation Commission Review (11-24-20), Development Plan Review Committee Approval (11-19-20), and now seeks Master Plan Approval, on this resubmission application, from the Planning Commission.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



David A. Russo, P.E.
Senior Project Manager